

1 Chauvel Court, Highbury, SA 5089

Boffo

House For Sale

Wednesday, 26 June 2024

1 Chauvel Court, Highbury, SA 5089

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



Fadi Oudih
0882697711



Surinder Singh
0882697711

Auction \$1,350,000

Auction Location: On Site On the hunt for room to move, play and entertain guests in absolute style? This stunning five-bedroom, three-bathroom home stands proud in a prestigious, sought-after Highbury location on a generous block on a cul-de-sac. This grand two-storey residence boasts fantastic street presence which welcomes you to the property and beckons you inside. Light-filled, spacious and versatile living zones are just waiting to be enjoyed while those with a passion for food will feel drawn to the large gourmet kitchen with stainless steel appliances, sweeping benchtops and gorgeous white cabinetry offering both ample bench and cupboard space. Entertainers will appreciate the bar adjacent to the living area, creating the perfect spot to enjoy a drink with friends and family. Adjacent sits the spacious open plan family and meals space which flows seamlessly through to the backyard where you can relax as the kids or pets run free on the well-kept lawn. Additionally, there's a separate formal living and dining room, perfect for memorable gatherings. The separate family room offers a cozy retreat for relaxation and enjoying scenic views. Completing the main level is fourth bedroom with ensuite, practical laundry and convenient powder room. Upstairs there are four generous bedrooms including a fabulous master with spa bath in the ensuite and walk-in robe. Bedroom two and three are completed with built-in robe, plus a fifth bedroom, all serviced to the main bathroom. Stepping outside, a paved courtyard and green lawn awaits, perfect for enjoying your morning coffee. Completing the picture is a double garage and double carport, showcasing the superb craftsmanship that defines this Highbury gem.

Upper Level Comprising:- Huge master bedroom offering hills views through the charming window, his and her walk-in robe and ensuite featuring spa bath and a shower- Bedrooms 2, 3 and 5 with built in robes to bedroom 2 and 3- Fully tiled bathroom with bath, shower, and separate toilet for added convenience

Lower Level Comprising:- Generous 4th bedroom with private ensuite- Light-filled formal lounge / dining upon entry- Additional family area with stunning view- Well-equipped white kitchen with sweeping benchtops, stainless steel appliances including gas cooktop, walk in pantry, an island bench and breakfast bar for casual dining- Tiled family/dining area adjacent kitchen with sliding door access to the outdoor entertaining area- A bar area next to the open planned living/meal area- Convenient powder room- Separate laundry offering ample bench space and built in linen storage- Expansive full-length verandah and lawn area for the kids and pets to play perfect for outdoor entertainment- Double garage and double carport with auto roller doors

Additional Features:- Solar system- High ceilings throughout- Evaporative air conditioning and gas heating- Ducted vacuum system throughout all rooms- In-sink-erator in kitchen- NBN connected

Perfectly positioned in this well-regarded location, this fantastic property has many great amenities close by. Local schools, sporting facilities and public transport options, 150m walk to the beautiful Linear Park, walking and bike trails are all nearby. Only minutes' drive to some of the best shopping and entertainment that Tea Tree Plaza has to offer. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174